



**Independent Surveyors for Fungal Decay, Woodworm
Dampness and Basement Waterproofing**

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SURVEY REPORT

Customer: Lisa Wallace

Property: 31 Holehouse Road
Kilmarnock
KA3 7AU

Surveyor: Michael Caldow

Survey Date: 16/07/2026

Ref No: ROW14212SVY

Report Date: 16/07/2026

Property Description: Semi-detached House

May we take this opportunity to thank you for choosing Rowallan Timber and Damp Surveys to carry out this inspection. We confirm you have asked us to inspect the accessible areas for dampness.

Our objective in preparing this report for you is to ensure that you have full transparency of the problems identified, are aware of the costs involved and to provide you with the solutions to rectify these problems with the minimum of disruption.

So that you can be confident in our diagnosis, our surveyors are fully qualified to CSRT/ CSSW level.

Our inspection was restricted to the areas designated below and was of a non-disruptive nature. Should there be any other areas of concern to you that we have not commented on or if you would like a more detailed examination involving exposure works, we would be pleased to undertake this for you on receipt of further instruction (written permission will require to be obtained from the property owner). Parts of the property which cannot be accessed will not be reported upon and this will be stated in the report, however, should the surveyor suspect that a defect may exist, he may recommend that a further inspection is required.

All directions given in our report were taken from the outside of the property facing the front elevation wall.

OBSERVATIONS

Inspection was generally restricted by furniture and floor coverings. No sub-floor inspection was possible.

Dampness noted adjacent to fireplaces in Room Front Right and Room Rear Right would appear to be a combination of a build-up of debris in redundant fireplace and residual hygroscopic salt contamination from the historic burning of fossil fuels absorbing moisture from the air.

Black spot mould, symptomatic of a condensation issue, was evident behind furniture at redundant fireplace. For your guidance and assistance, we have enclosed a copy of our Condensation Information Sheet giving general advice.

Damp below windows in Room Rera Right and Room Rear Left would appear to the result of build-up of debris in cavity/ behind linings allowing moisture to bridge from external masonry onto internal surfaces.

At the time of our survey, visual and instrumental inspection did not indicate the presence of rising damp.

RECOMMENDATIONS

A sketch has been enclosed to assist in the identification of treatment areas.

Works by Specialist Contractor:

Carefully remove and set aside skirtings, facings, etc and reinstate/ renew on completion.

Carefully hack off and remove existing wall plaster to areas and heights as indicated.

Open up redundant fireplace and clear any accumulated debris.

Open up cavity and clear debris as far as practicable below windows.

Install a ventilated, lathed membrane to exposed surfaces of masonry to isolate substrate from plaster finish.

Gypsum bonding plaster or plasterboard is to be applied to membrane followed by finishing plaster.

Install plaster vent to redundant fireplace.

Note: Should fireplace in Room Front Left be removed by others – membrane, plaster and vent would be installed in lieu.

Ancillary works required by others:

Temporarily disconnect and isolate sockets, etc and reinstate on completion.



GENERAL NOTES

We would draw your attention to the need for you to remove all fixtures, fittings, floor coverings, stored articles, etc from the areas designated for treatments, prior to works commencing on site.

Replacement timbers will be to standard stock items, sections and mouldings, unless otherwise specified.

Our cost assessment covers only those items specifically stated in the report to be undertaken by the Specialist Contractor. All other repairs and/or ancillary works are to be the responsibility of others, under separate contract.

No allowance has been made in our cost assessment for the removal and subsequent re-instatement of any electrical, plumbing or other services unless otherwise stated.

At the time of the inspection, it was not possible to ascertain the construction of the masonry or the nature of the mortar joints. Our cost assessment is therefore based on the masonry being level, in sound condition and bonded with mortar. If, during the course of the work specified, extra work is found to be necessary due to the poor condition of the masonry you will be notified.

It will be seen our specification includes for the removal of existing plaster. In removing plaster, it is not unusual for dust to find its way to the remotest parts of the property. Whilst the Specialist Contractor will take precautions to minimise this nuisance wherever practicable within the immediate area of the works, we respectfully suggest that you should also take some precautions to protect furniture and the like elsewhere in the property. No responsibility is likely to be accepted by the Specialist Contractor for cleaning or for any damage that may be caused by dust.

Our inspection is based upon a close, but not intimate, examination of the areas specified. Inevitably, there will be concealed timbers that could not be inspected fully, or at all, without opening up. We have, as far as possible, inspected accessible exposed surfaces available to us. Our recommendations are, therefore, subject to the qualification that further necessary works may be required once the fabric of the building or a particular element is exposed, this applies particularly to dry rot. Should you require a full exploratory examination, we would be pleased to quote. If you proceed on the present basis, we shall advise you of any further infestation or fungal decay discovered during the execution of the works and advise/assess accordingly.

You should be aware that we have reported upon problems evident to us at the time of our visit, we are not commenting in any general sense on the risk of fungal decay or any other defect not evident at this time or that may develop in the future.

Where we have drawn your attention to other defects, these should be regarded as helpful suggestions and not a full complete assessment of any problems that may exist. External weathered timbers (eg, windows, fascias, etc) and outbuildings are not covered by the scope of our survey.



Cost Assessment

We advise that a competitive cost to undertake **Works by Specialist Contractor** as specified in this survey report would be:

	£	1650
VAT @ 20%	£	330
Total	£	1980

Whilst we do not undertake remedial works directly, we can introduce you to a **Specialist Contractor** to carry out the works directly for you. Although any contract will be between the customer and the Specialist Contractor, we select the Specialist Contractors we introduce carefully and you can be confident that work will be undertaken in accordance with our specification by skilled and experienced technicians complying with stringent industry standards in terms of workmanship and health and safety. The Specialist Contractor will aim to complete the works with the minimum of disruption and within the cost assessed by ourselves (subject to a reasonable period for acceptance and fluctuations in material costs).

Please contact ourselves should you wish us to introduce you to a Specialist Contractor and we will provide them all the necessary information for them to contact you directly and arrange mutually convenient work dates.

The surveyor who has been dealing with this property is Michael Caldow and can be contacted on telephone number 01563 529716 or mobile 07976 251978 or by e:mail at mc@rowallansurveys.co.uk.

M Caldow

Michael Caldow BSc CSRT CSSW



Part Ground Floor Plan



